



Staverton Parish Neighbourhood Plan

Appendices



**February
2024**

Prepared by Staverton Neighbourhood Plan Group
[www.stavertondevon-pc.org/information/
neighbourhood-plan](http://www.stavertondevon-pc.org/information/neighbourhood-plan)

for Staverton Parish Council
www.stavertondevon-pc.org

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Appendix 1 - Sites Assessment

Updated – December 2021

Prepared for Staverton Parish Council and Staverton Neighbourhood Plan Group by Lee Bray, Independent Planning Consultant

1. Introduction

- 1.1 This sites assessment document is produced to support the Staverton Neighbourhood Plan. It aims to demonstrate the appropriateness of sites for development, considering the sustainability of their location, their conformity with the local plan, and the likelihood that they will come forward for development if allocated in the neighbourhood plan.

2. Planning context

- 2.1 The neighbourhood plan must conform with the local development plan for the area. That plan is the Plymouth and South West Devon Joint Local Plan (the JLP) which covers Plymouth, South Hams and West Devon, adopted by the joint authorities in March 2019. It contains policies to guide and control development across its area and identifies Staverton and Woolston Green as sustainable locations for development.
- 2.2 This sites assessment has regard to the JLP and to the Strategic Housing and Employment Land Availability Assessment (SHELAA) which supports it. The SHELAA information relevant to Staverton was set out in the Site Information Pack published by South Hams District Council (SHDC) to support the JLP. It shows potential development sites in the area, including those put forward by landowners and developers, indicating whether each site might be delivered in the plan period.

3. Local context

- 3.1 The decision to prepare a neighbourhood plan for Staverton parish was taken locally in 2016, driven by a growing awareness of development pressures in the parish and a desire to engage with and influence them.
- 3.2 A neighbourhood plan steering group was established and is progressing the plan under the guidance of Staverton Parish Council, the qualifying body. It is hoped that the plan will be ready for consultation in 2019 and submitted for examination later the same year. Following a satisfactory outcome of the examination the plan will go to a local referendum. If it is passed it will become part of the local development plan forming the basis for local planning decisions.
- 3.3 The plan will address key local issues including the provision of housing to meet local needs. In particular there is a recognised need for affordable homes in the parish and the plan will seek to enable their provision through its policies and development site proposals.

4. Why a sites assessment is needed

- 4.1 The level of detail included in the SHELAA prepared to support the JLP (see para 2.2) is relatively “high level” and does not necessarily give the amount of detail required to make adequately informed decisions about local site choices. Neither does it include all potential sites which should be considered. This sites assessment includes a wider range of sites and endeavours to provide sufficient detail to enable the most appropriate sites to be chosen for inclusion in the neighbourhood plan.

5. The need for development

- 5.1 Some development can help to sustain a village. It can increase support for and use of local facilities, assisting their viability, and help to sustain and build the vibrancy of the community. The JLP takes that approach to development, and identifies villages which are considered to be sustainable locations for growth, setting out the likely levels of growth considered appropriate for the plan period (2014-2034).
- 5.2 Staverton and Woolston Green are listed in the JLP as villages considered able to accommodate around 20 dwellings each over the plan period. It is expected that there will be some new development in the villages. This sites assessment aims to help guide choices as to how much development will be appropriate and where it should be located. Its main focus is on sites for housing but sites for employment development are also considered.
- 5.3 Provision of affordable homes is a local priority, and JLP policies set thresholds for this. Only for developments of 11 dwellings or more will affordable homes be required to be provided on site, and that at a ratio of 30% of housing. For developments of 6-10 dwellings a commuted sum equivalent to 30% is required as a contribution towards affordable housing provision. There is no affordable housing requirement for developments of 5 dwellings or fewer. These thresholds will be a relevant consideration in the choice of the most appropriate development sites for inclusion in the neighbourhood plan.
- 5.4 The sites finally selected for inclusion in the plan must conform with national and local strategic planning policies and this assessment’s parameters are geared to helping ensure that this will be the case.

6. The site identification process

- 6.1 The neighbourhood plan group has worked hard to try to identify possible sites for development across the parish.
- 6.2 Sites included are those promoted by local landowners following a call for sites and those included in the district council’s SHELAA (see para 2.2). All will be well known to the local community, whose views and opinions are now sought alongside an assessment of each site’s credentials when set against national and local policy guidelines.

7. The site assessment process

- 7.1 The site assessment process considers all of the sites which have come forward by whatever means, including those which it is concluded are unlikely to proceed.

- 7.2 To demonstrate that there is a good prospect for a site to be delivered there should be evidence that it is suitable, available and economically viable. Each site has been assessed against these criteria.
- 7.3 Bearing in mind that Staverton is a rural parish with limited resources for such an exercise the assessment and supporting evidence are at a level which is considered suitably proportionate to the scale of the place and of the likely development.

8. Selection of sites for inclusion in the plan

- 8.1 This assessment of sites in this document is not the same thing as selection of sites for inclusion in the neighbourhood plan. The assessment looks at each site on its individual merits, setting out its suitability for development. The plan will go further and will also take other evidence and considerations into account. In particular local views, local priorities and local circumstances will be important. For example, the nature of local settlement will be a consideration, and the pattern of small scattered hamlets and clusters of dwellings prevalent across the parish is a strong local characteristic.

9. ASSESSMENT OF THE SITES

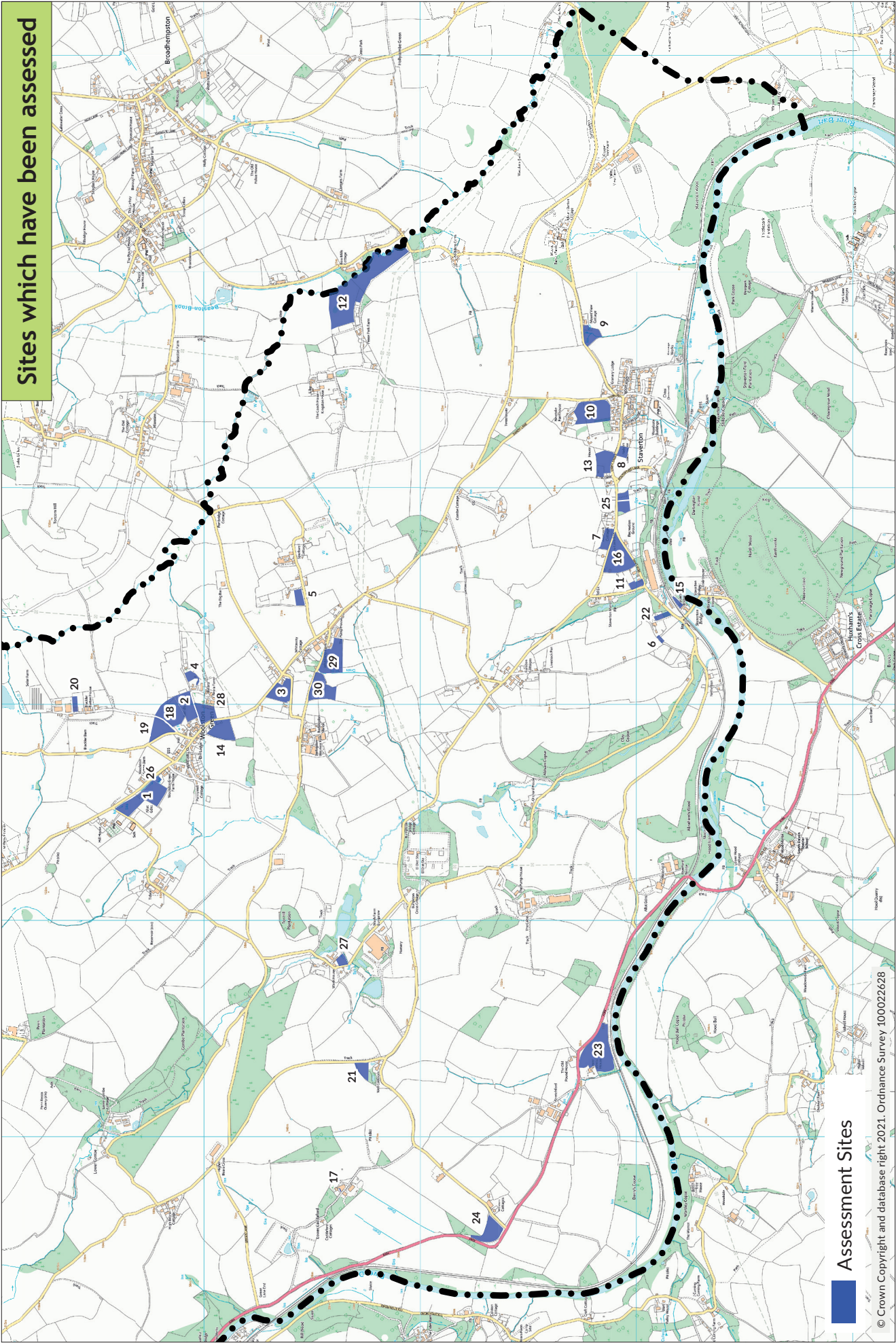
- 9.1 The sites assessment is set out in the tables which follow.
- 9.2 The first table shows an assessment of each site's suitability for development judged against several key sustainability considerations:
- the nature and topography of the site,
 - its relationship to the village(s) and local services,
 - its landscape setting and the impact its development would have on the landscape,
 - the likely ecological impact of its development,
 - the likely heritage impact, and
 - access to the site and any known drainage or other service issues, followed by
 - an overall assessment of the site's suitability judged against those criteria overall.

It uses a basic scoring system with simple colour coding from red (very poor) through pink, orange and yellow to green (very good).

Key to Colour Coding

Score	Number	Colour
Very poor	5	Red
Poor	4	Purple
Average	3	Orange
Good	2	Yellow
Very good	1	Green

- 9.3 The second table sets suitability against availability and viability, drawing a conclusion for each site. This is considered to be a proportionate approach for a rural parish such as Staverton to take.



Sites which have been assessed

TABLE 1: SUITABILITY OF SITES

Site (and site area)	Nature and topography of the site	Relationship to the village(s) and local services	Landscape setting and impact	Ecological impact	Heritage impact	Access, drainage and services	Overall suitability (colour coding rounded to nearest whole score)
Site 1 Fields between Landscope Church and Woolston Green (1.51 ha)	The site comprises fields, allotments and a car park. It slopes gently up from the south east, bounded by hedges and mature trees, especially around the allotments and car park. There is a verge alongside the main street. It would be relatively easy to develop.	The site lies between the core of Woolston Green and the school and church. Its proximity to those and other local services is in its favour, but its development could significantly alter the form and open character of the village.	This is a generally open site with some mature trees, particularly around the allotments and car park. Development would change the character of Woolston Green and this part of the parish by closing the gap between the village and the church.	Development of the site would be likely to have minimal ecological impact.	Development would close the gap between the village core and the church (which is listed, as are its lych gate and Hill House, the former vicarage), obstructing some views of the church in its rural setting.	Access to the site is achievable without difficulty from the village street. There are no drainage or service problems identified.	The site performs relatively well but development of the whole site would significantly increase the size of the village. Development of the northern part of the site in particular would alter the form and character of the village, especially in relation to the church. The southern part of the site is better suited to development and could accommodate up to about 12 dwellings.

Key	Very poor - 5	Poor - 4	Average - 3	Good - 2	Very good - 1
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Site (and site area)	Nature and topography of the site	Relationship to the village(s) and local services	Landscape setting and impact	Ecological impact	Heritage impact	Access, drainage and services	Overall suitability (colour coding rounded to nearest whole score)
<p>Site 2 Land behind Live and Let Live pub, Woolston Green (0.8 ha) This is also SHELAA site SH_50_12_16</p>	<p>The site slopes down to the east, bounded by hedges to its northern and southern boundaries. There are no significant physical obstructions to its development.</p>	<p>Located at the edge of the village, this site is within walking distance of the school, church, village hall and pub.</p>	<p>Tucked away alongside the lane to Beara, development of the site would partially close the gap between Beara and Woolston Green.</p>	<p>Part of South Hams Greater Horseshoe Bats (GHB) SAC buffer zone.</p>	<p>Development of the site would have minimal heritage impact providing the design of any development took careful account of the village.</p>	<p>Access from the adjacent lane would involve the loss of some hedgerow, and the junction with the village street has very poor visibility with little scope for improvement. There are no drainage problems identified.</p>	<p>The site is well located immediately adjacent to the village, but its development could result in the coalescence of Beara and Woolston Green. Access is highly problematic and development may have adverse impacts on the SAC buffer zone. (Recorded as having "significant constraints" in SHDC SHELAA).</p>

Key	Very poor - 5	Poor - 4	Average - 3	Good - 2	Very good - 1
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Site (and site area)	Nature and topography of the site	Relationship to the village(s) and local services	Landscape setting and impact	Ecological impact	Heritage impact	Access, drainage and services	Overall suitability (colour coding rounded to nearest whole score)
Site 3 Land at Memory Cross (0.78 ha) This is also SHELAA site SH_50_13_16	This field slopes gently down to the south and abuts the cluster of dwellings at Memory Cross at its eastern end. It is bounded by roadside hedges to its northern and southern boundaries and there are some mature trees at its western boundary. Some stables lie just beyond the site's south west corner. The site would be easy to develop.	The site lies in at the edge of a small cluster of dwellings around Memory Cross, about 200m south east of Woolston Green. There are also clusters of development at Whiteway Farm and Barkingdon Manor nearby. However, the site is poorly related to local services.	The site is open to view from the south. Although it adjoins the cluster of dwellings at Memory Cross, development of the whole site would be an intrusion into the open countryside.	Development of the site would be likely to have minimal ecological impact.	Development of the site would have no detrimental heritage impact providing the design of any development took careful account of nearby properties.	Access to the site would have to be from the northern boundary since visibility coming from the south is very poor at Memory Cross. Creation of an access would involve the loss of a section of roadside hedge. There is no provision for pedestrian access. There are no known drainage problems.	The site is relatively remote, adjoining a small rural cluster of dwellings. Development of the whole site to its full potential would be inappropriate, significantly increasing the size of that cluster. However, development of part of the site for a single dwelling at its eastern end could share the existing access to the bungalow. (Recorded as having "significant constraints" in SHDC SHELAA).

Key	Very poor - 5	Poor - 4	Average - 3	Good - 2	Very good - 1
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Site (and site area)	Nature and topography of the site	Relationship to the village(s) and local services	Landscape setting and impact	Ecological impact	Heritage impact	Access, drainage and services	Overall suitability (colour coding rounded to nearest whole score)
Site 4 Land next to Beara House, Woolston Green (0.21 ha)	The site is narrow-necked, opening up to a wider plot at the edge of the hamlet of Beara. It is bounded by trees to its eastern and western boundaries and also contains some relatively small trees.	The site is part of the hamlet of Beara, which is separated from Woolston Green by just a field's length. Lying at the eastern edge of Beara, the site is at the far extremity from Woolston Green but well within walking distance of the village.	The site is tucked away and largely hidden from public view.	Part of South Hams GHB SAC buffer zone.	Development of the site would have minimal heritage impact providing the design of any development took careful account of nearby properties.	Access to the site is via the lane leading to Beara and a shared private driveway (currently serving two dwellings). The junction of the lane with the village street has very poor visibility with little scope for improvement, although a single dwelling would add few traffic movements. There are no known drainage problems.	The site has been put forward for consideration for a single dwelling only. Poor access to the site and its situation in the SAC buffer zone make it ill suited for development, although a single dwelling would have little impact.

Key	Very poor - 5	Poor - 4	Average - 3	Good - 2	Very good - 1
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Site (and site area)	Nature and topography of the site	Relationship to the village(s) and local services	Landscape setting and impact	Ecological impact	Heritage impact	Access, drainage and services	Overall suitability (colour coding rounded to nearest whole score)
Site 5 Land next to Penhurst, Sparkwell (0.28 ha) This is part of SHELAA site SH_50_11_16	This is a level site bounded, to varying degrees, by hedges and trees on all its boundaries.	The site adjoins Penhurst, one of a handful of dwellings on the approach to Sparkwell, well outside Woolston Green, which is the nearest village.	Since the site is surrounded by trees its development would have little obvious landscape impact. It would, however, introduce a new dwelling into the countryside.	The site lies within the draft SAC (GHB) connectivity zone	Development of the site would have no adverse heritage impact.	Access to the site is along a narrow lane from the main road with no pedestrian provision and would involve the loss of some roadside hedgerow. There are no known drainage issues.	Suggested for a single dwelling only, but the location of this site, some distance from the nearest villages, makes it ill suited for development. (Recorded as having "significant constraints" in SHDC SHELAA).
Site 6 Goulds, Staverton (see also site 22) (0.06 ha)	This site adjoins Goulds and is approached via a track from Sunnyside to the south west. It is bounded by hedges and, to its east flank, mature trees.	The site is relatively poorly located in relation to local services with poor pedestrian provision. Taking into account the proposed access it lies about 900m west of Staverton village.	The site is fairly level, although the ground has risen from the south. It adjoins open countryside and its development, including the access track, would have some adverse landscape impact.	Part of South Hams GHB SAC buffer zone.	The site is within view of the listed building at Staverton Mill, but its development would have little or no adverse heritage impact.	Access to the site would be via the track from the south west which would be quite a long approach drive in open countryside. Pedestrian provision is poor. There are no known drainage issues.	Poorly located for local services and not well related to the settlement form, with a long approach drive from the west. Although only a single dwelling is suggested development on this site would result in adverse impact on the SAC and the landscape.

Key	Very poor - 5	Poor - 4	Average - 3	Good - 2	Very good - 1
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Site (and site area)	Nature and topography of the site	Relationship to the village(s) and local services	Landscape setting and impact	Ecological impact	Heritage impact	Access, drainage and services	Overall suitability (colour coding rounded to nearest whole score)
Site 7 Field beside Westpark Cottages, Staverton (0.40 ha)	This field rises gently to the north of the narrow lane at its south flank. It is bounded by hedges and trees on most sides.	The site lies about 500m west of the core of Staverton village but pedestrian provision is poor.	The site lies at the edge of the developed area.	Immediately adjoins the South Hams GHB SAC.	Development of the site would be likely to have little or no heritage impact.	Access to the site is problematic. It would have to be via the small lane to the south, requiring use of the very poor junction of that lane with the main road. There are no known drainage problems.	The site has been the subject of applications for housing which have been refused and dismissed on appeal. Although it performs fairly well in several respects, access difficulties make it ill suited for development.
Site 8 East of Southford Lane, Staverton (2.38 ha)	This is a large flat site sloping very gently down to the south of the main road which it adjoins. It is bounded by a hedgebank to the road and hedges, trees and a wall at its other flanks. There is a large tree (TPO?) at the site's centre.	The site lies immediately adjacent to and west of Staverton village.	The site is open to public view from the road and is a large open field contributing to local landscape character.	The southernmost part of the site lies within the South Hams GHB SAC buffer zone.	Development of the site would have little or no adverse heritage impact providing it takes account of the village and is well designed.	Access should be from the site's north east corner which will entail the loss of some roadside hedge but allow the opportunity to create a streetscene to complement the entry to the village. No known drainage problems.	The site performs well and a good design could enhance the village street. The owner is suggesting that only a part of the site be developed and the northern part is suited for the development of up to 12 or more dwellings.

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Site (and site area)	Nature and topography of the site	Relationship to the village(s) and local services	Landscape setting and impact	Ecological impact	Heritage impact	Access, drainage and services	Overall suitability (colour coding rounded to nearest whole score)
Site 9 Land beside Mountview Cottage, Staverton (0.53 ha)	This is the garden for Mountview Cottage. It is situated beside and below the road and contains a variety of trees and shrubs.	Separated from the village edge by a large field, the site lies clearly outside Staverton and has no safe pedestrian connection to the village.	The site is a private garden and therefore its contribution to the local landscape is domestic in nature.	The nature of the site means that it is likely to have some limited local ecological significance.	The site's development would be unlikely to have any adverse heritage impact.	Access to the site would require the removal of much of the roadside hedge. There is no safe pedestrian link to the village. No known drainage problems.	The site's location outside the village and with no safe pedestrian access makes it ill suited for development.
Site 10 Newtake Field, Staverton (3.80 ha)	A steeply sloping site, falling sharply away from the road in a westerly direction and bounded by hedges and trees. A footpath runs through the southern part of the site.	Immediately adjacent to Staverton village, but sloping steeply away from the adjacent highways.	The site is open to public view and part of the village setting in the landscape.	The site is likely to have some limited local ecological significance.	The site's development may have some limited heritage impact inasmuch as it would alter the village setting.	Access to the site is attainable from the adjacent cul de sac, Sherwell Close. Its steep nature may entail drainage problems.	Although the site immediately adjoins Staverton its steep nature and importance to the village setting make it ill suited for development.

Very poor - 5	Poor - 4	Average - 3	Good - 2	Very good - 1
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Key

Site (and site area)	Nature and topography of the site	Relationship to the village(s) and local services	Landscape setting and impact	Ecological impact	Heritage impact	Access, drainage and services	Overall suitability (colour coding rounded to nearest whole score)
<p>Site 11</p> <p>Land opposite Thulborns at 1 Dart View, Staverton (0.10 ha)</p> <p>Clarification of existing dwelling numbers required.</p>	<p>The site is part of the curtilage of Dart View. It is on a sloping site, elevated above the adjacent road to its west from which it is separated by a hedgebank. There are mature trees to its east flank.</p>	<p>The site lies at the eastern edge of the cluster of development at Staverton Bridge. It is about 600m west of the village and pedestrian connections and safety are poor.</p>	<p>The site is largely hidden from public view and lies at the edge of the developed area.</p>	<p>Part of South Hams SAC GHB buffer zone.</p>	<p>Development of the site would be likely to have little or no heritage impact.</p>	<p>Access to the site would be from the adjacent lane via the private drive which already serves two (?) properties. There is no safe pedestrian access. No known drainage problems.</p>	<p>The site's location beyond the village, within the SAC and with no safe pedestrian access make it ill suited for development.</p>
<p>Site 12</p> <p>Land between Kingston House and Bow Bridge (10.30 ha)</p>	<p>This is a large remote rural site. It is bounded by hedges with a number of mature trees, particularly alongside the River Hems at the site's eastern boundary. Part of the site is be liable to flood.</p>	<p>The site is remote and very poorly located in relation to local services.</p>	<p>The site makes a significant contribution to the local landscape and is open to public views from almost every side.</p>	<p>Development of the site would be likely to have unacceptable ecological impacts, particularly in view of its proximity to the river. ??</p>	<p>Development of the site could have an adverse heritage impact on nearby Kingston House.</p>	<p>Access to the site would be via narrow country lanes. There would be no safe or convenient pedestrian access. The northern and eastern parts of the site, adjoining the river, are within a flood zone.</p>	<p>The site performs very poorly. It is remote from services, difficult to access, has some significance for landscape and ecology, and is partly at risk from flooding. It is not acceptable for development.</p>

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Site (and site area)	Nature and topography of the site	Relationship to the village(s) and local services	Landscape setting and impact	Ecological impact	Heritage impact	Access, drainage and services	Overall suitability (colour coding rounded to nearest whole score)
Site 13 field beside Dodbrook Cottages, Staverton	This is a fairly level site, a little elevated above the road, with hedges and trees to all flanks and a small paddock in the west part of the site.	The site lies immediately to the west of Staverton village, separated only by a small field.	The site is part of the roadside landscape setting on the approach to the village.	Development of the site would be likely to have minimal ecological impact.	Development of the site would have no adverse heritage impact providing the design of any development took careful account of the village.	Access would be from the lane to the west of the site and entail the loss of some roadside hedge. Pedestrian connections are poor. No known drainage problems.	The site performs fairly well and a good design could enhance the approach to the village. The site could be suited for development of up to 12 or more dwellings.
Site 14 Land beside Live and Let Live pub car park, Woolston Green	The site is a field (formerly an orchard) at the southern edge of Woolston Green, abutting the pub car park and bounded by hedges and trees. It rises gently towards the east and would be easily developed.	Immediately adjoining the village the site is well within walking distance of the school, church, village hall and pub.	Well contained in the landscape and little seen in local views, but the site would involve an unacceptable extension of the village form into the surrounding countryside, significantly altering the character of the village.	Part of South Hams SAC GHB buffer zone.	Development of the site would have no adverse heritage impact providing the design of any development took careful account of the village.	Access to the site would be from the main road and would involve the loss of some roadside hedge. A pedestrian connection to the site's northern extremity would be desirable.	The site performs well in some respects, but would create a significant incursion into the countryside surrounding the village and lies within the SAC buffer zone.

Key	Very poor - 5	Poor - 4	Average - 3	Good - 2	Very good - 1
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Site (and site area)	Nature and topography of the site	Relationship to the village(s) and local services	Landscape setting and impact	Ecological impact	Heritage impact	Access, drainage and services	Overall suitability (colour coding rounded to nearest whole score)
Site 15 Next to Staverton Mill, Staverton	This is a brownfield site (previously developed land) adjoining the grade 2 listed Staverton Mill and lying between the railway and the River Dart.	The site is not particularly well located in relation to local services, but lies close to Staverton railway halt. It is about 800m west of Staverton village.	Development of the site would have no adverse landscape impact but could the site's appearance in its riverside setting.	Although the site lies within the SAC its nature (as previously developed land) means that its further development would be likely to have minimal ecological impact.	A good sensitive development of the site could improve the setting of the listed mill buildings.	Vehicular access to the site is good, and there is a pedestrian footpath from the site to the village. The site does, however, lie within a flood zone and flood protection measures would be necessary.	Planning permission for 17,000 sq ft of offices on the site has lapsed. The site is suitable for development but some remediation and flood protection measures are likely to be necessary. The site might accommodate about 8 dwellings (or more if a flattened development) or could suit a mixed use development scheme.

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Site (and site area)	Nature and topography of the site	Relationship to the village(s) and local services	Landscape setting and impact	Ecological impact	Heritage impact	Access, drainage and services	Overall suitability (colour coding rounded to nearest whole score)
Site 16 New Lane, Staverton	This field slopes down towards the south, sandwiched between the main road to its south and a small lane to the north. It is bounded by hedges on all sides and contains some trees, including a belt of trees at its western flank.	The site lies about 500m west of the core of Staverton village.	The site is contained within the broad setting of the distended village form, lying opposite the playing field and pavilion.	The site lies within the South Hams SAC GHB buffer zone.	Development of the site would be likely to have little or no heritage impact.	Access to the site is problematic. It is a little elevated above the main road and to create access there would entail significant loss of hedgebank. Access from the smaller lane to the north of the site, whilst easier to create, requires use of the very poor junction of that lane with the main road. Neither solution is satisfactory. No known drainage problems.	Although this site performs reasonably well in some respects, its location in the SAC and the access difficulties it faces make it ill suited for development.
Site 17 Barn at Caddaford							Rural barn. Not assessed.

Key	Very poor - 5	Poor - 4	Average - 3	Good - 2	Very good - 1
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Site (and site area)	Nature and topography of the site	Relationship to the village(s) and local services	Landscape setting and impact	Ecological impact	Heritage impact	Access, drainage and services	Overall suitability (colour coding rounded to nearest whole score)
Site 18 Field east of lane to Blackler Barton, Woolston Green	A large field set in the open countryside. Gently sloping to the north, away from the village, bounded by hedges with a substantial belt of trees at its northern edge.	Close to the village edge and well within walking distance of local services, but on land falling away from the village.	Although close to the village the site's topography lends an air of separation from Woolston Green. Development of the site would have an adverse impact on the local landscape and the setting of the village in that landscape.	Part of South Hams SAC GHB buffer zone.	Development of the site would have little heritage impact providing the design of any development took careful account of the village.	Access to the site would require access over the private lane running to Blackler Barton and some loss of roadside hedgerow would be involved.	Although the site is in close proximity to Woolston Green it is not as well-related to the village as are some other sites, lies within the SAC and would form an incursion into the surrounding countryside.
Site 19 Field west of lane to Blackler Barton, Woolston Green	A large field (formerly an orchard) in open countryside. Gently sloping to the north, away from the village, bounded by hedges to east and west with some mature hedgerow trees at its southern corner.	Close to the village edge and well within walking distance of local services, but on land falling away from the village.	Although close to the village the site's topography lends an air of separation from Woolston Green. Development of the site would have an adverse impact on the local landscape and the setting of the village in that landscape.	Most of the site lies within the South Hams SAC GHB buffer zone.	Development of the site would have little heritage impact providing the design of any development took careful account of the village.	Access to the site would be straightforward although some loss of roadside hedgerow would be involved.	Although the site is in close proximity to Woolston Green it is not as well-related to the village as are some other sites, mostly lies within the SAC, and would form an incursion into the surrounding countryside.

Key	Very poor - 5	Poor - 4	Average - 3	Good - 2	Very good - 1
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Site (and site area)	Nature and topography of the site	Relationship to the village(s) and local services	Landscape setting and impact	Ecological impact	Heritage impact	Access, drainage and services	Overall suitability (colour coding rounded to nearest whole score)
Site 20 Barn at Blackler Barton							Barn conversion. Not assessed.
Site 21 Land behind Well Cottages	This is a sloping site, tucked away behind Well Cottages alongside a fairly steep track. It is bounded by hedges and some mature trees.	The site is remote and very poorly located in relation to local services.	Although set in the countryside the site is largely hidden from view by Well Cottages and the surrounding trees.	No designated constraints, but its rural location means that the site has some ecological value. Most of the site lies within the South Hams SAC GHB buffer zone.	Development of the site would have no adverse heritage impact providing the design of any development took careful account of the adjacent cottages.	Access to the site would be via a fairly steep unmade track which is a County Byway. No safe pedestrian access.	The site has been put forward for consideration for two dwellings. However, even a single dwelling would be unsustainable in this remote location.
Site 22 Goulds, Staverton (see also site 6)	This site lies on the eastern side of the private driveway for Goulds. It is a level site tucked behind the roadside hedge and with some tree cover.	The site lies about 800m west of Staverton village and close to the cluster of buildings around Staverton Bridge and Mill. It is not particularly well located in relation to local services.	The site forms part of the curtilage of Goulds and is largely hidden from public view.	The site lies within the South Hams SAC GHB buffer zone.	The site is within view of the listed building at Staverton Mill, but its development would have little or no adverse heritage impact.	Access would be shared with the private driveway to Goulds. Unsafe pedestrian accessibility. Much of the southern part of the site lies within Flood Zone 3 and part in Flood Zone 2.	The site, suggested for a single dwelling only, does not perform particularly well. It is at the edge of the cluster of development around Staverton Bridge and partly subject to flooding and lies within the SAC.

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Site (and site area)	Nature and topography of the site	Relationship to the village(s) and local services	Landscape setting and impact	Ecological impact	Heritage impact	Access, drainage and services	Overall suitability (colour coding rounded to nearest whole score)
Site 23 Lower Stretchford	This site lies adjacent to the A384 and drops away from the road down towards the railway and the River Dart. It is bounded by hedges and mature trees.	The site is remote and very poorly located in relation to local services.	The site is open to public view, especially from the railway, and makes a significant contribution to the local landscape.	The site lies within the South Hams SAC GHB buffer zone.	Development of the site would have no adverse heritage impact providing the design of any development took careful account of nearby properties.	Safe access to this site would be extremely hard to attain. It is located on the inside of a bend on the busy A384 with no footways. There are possible flood issues at the site's western boundary.	The site is remote and open to public view in the open countryside. It lies within the SAC. There is no safe pedestrian access and residents would be very heavily dependent on the private car. The site's development would be unacceptable.
Site 24 Field opposite Weston Cottages	This is a sloping field elevated above the A384. Bounded by hedges with mature trees to its northern boundary.	The site is remote and very poorly located in relation to local services.	The site is open to public view and makes a significant contribution to the local landscape.	The site immediately adjoins (and its westernmost part is within) the South Hams SAC GHB buffer zone.	Development of the site would have no adverse heritage impact providing the design of any development took careful account of nearby properties.	Access could be gained at the site's eastern corner from the adjoining minor road, although there are no pedestrian footways along the A384. There are no known drainage problems.	The site is remote and open to public view in the open countryside. Residents would be heavily dependent on the private car and pedestrian access would be unsafe. The site is therefore ill suited for development.

Key	Very poor - 5	Poor - 4	Average - 3	Good - 2	Very good - 1
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Site (and site area)	Nature and topography of the site	Relationship to the village(s) and local services	Landscape setting and impact	Ecological impact	Heritage impact	Access, drainage and services	Overall suitability (colour coding rounded to nearest whole score)
Site 25 Field at Weston House, Staverton	This is a relatively flat site lying adjacent to and south of the main road from which it slopes very gently downwards. It is bounded by a hedgebank to the road and flanked by trees to its east and west.	The site lies about 300m west of the village core.	The site is open to public view from the road and is an open field contributing to local landscape character.	The site lies mostly within the South Hams SAC GHB buffer zone.	Development of the site would have little or no adverse heritage impact.	Access to the site would be from the main road and would entail the loss of some of the roadside hedge. The owner also wishes to retain an access through the site. There are no known drainage problems.	The site performs reasonably well in most respects but it is mostly within the SAC and its development would have an adverse impact on the setting of that part of the village.
Site 26 Land at The Stables, Landscope	This is a flat site which forms part of the garden area for the adjoining dwelling. It is planted with a number of trees.	The site lies at the north west corner of Woolston Green and is close to the school, church, pub and village hall.	The site is part of the village with a roadside hedge.	Development of the site would be likely to have minimal ecological impact.	Development of the site would have little or no adverse heritage impact.	Access to the site is achievable without difficulty from the village street. There are no drainage or service problems identified.	The site performs well and could accommodate a single dwelling with little impact. In order to protect the roadside hedgerow access should be shared with the existing dwelling.

Key	Very poor - 5	Poor - 4	Average - 3	Good - 2	Very good - 1
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Site (and site area)	Nature and topography of the site	Relationship to the village(s) and local services	Landscape setting and impact	Ecological impact	Heritage impact	Access, drainage and services	Overall suitability (colour coding rounded to nearest whole score)
Site 27 Land at Wash	The site is part of a garden. It is quite flat and is bounded by well established hedges. There are a variety of trees on the site.	The site is remote and very poorly located in relation to local services.	Although set in the countryside the site is largely hidden from view by adjoining buildings, hedgerows and trees.	No designated constraints, but its rural location means that the site has some ecological value. The site lies within the South Hams SAC GHB buffer zone.	Development of the site would have no adverse heritage impact providing the design of any development took careful account of the surrounding farm buildings.	Access to the site would use existing access points. No safe pedestrian access. Close to but outside a flood zone.	The site is subject of a current planning application for a single dwelling, but this is not a sustainable location because of its remoteness.

Key	Very poor - 5	Poor - 4	Average - 3	Good - 2	Very good - 1
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Site (and site area)	Nature and topography of the site	Relationship to the village(s) and local services	Landscape setting and impact	Ecological impact	Heritage impact	Access, drainage and services	Overall suitability (colour coding rounded to nearest whole score)
Site 28 Land adjacent to Beara Farm at Woolston Green SHELAA site SH_50_10_08/13 (0.43ha)	Largely flat site adjoining main village street and lane to Beara. Bounded by established roadside hedges and trees. There are no significant obstructions to its development.	Located at the edge of the village, this site is within walking distance of the school, church, village hall and pub.	Lying adjacent to the main village street approaching Woolston Green, development of this site would extend the village towards the south.	Lies within the South Hams Greater Horseshoe Bats (GHB) SAC buffer zone.	Development of the site would have minimal heritage impact providing the design of any development took careful account of the village.	The junction of Beara Lane with the main village street has very poor visibility. Development of this site could include reordering of the junction to improve safety. There are no drainage problems identified.	The site performs well and affords an opportunity to improve highway safety. It could provide for about 15 dwellings. It is sustainably located close to the village, and its development could enable improvement to the safety of the junction with Beara Lane. The site would extend the village to the south and good design would be important. Development may have adverse impacts on the SAC buffer zone. Subject of a current planning application for 14 dwellings to include 5 affordable homes. (Recorded as having "limited constraints" in SHDC SHELAA).

Site (and site area)	Nature and topography of the site	Relationship to the village(s) and local services	Landscape setting and impact	Ecological impact	Heritage impact	Access, drainage and services	Overall suitability (colour coding rounded to nearest whole score)
Site 29 Land at Hillcroft	The site is the majority of a field. It is bounded by well established hedges and some trees. It includes no steep slopes.	At the edge of a cluster of dwellings around Whiteway Farm and Hillcroft, the site lies close to the road between Staverton and Landscope. However, it is poorly located in relation to local services.	Although set in the countryside the site is largely hidden from view by adjoining buildings, hedgerows and trees.	No designated constraints, but its rural location means that the site has some ecological value.	Development of the site would have no adverse heritage impact providing the design of any development took careful account of the surrounding farm buildings.	Access to the site would use existing access points. The junction between the lane and the road has poor visibility to the north. There is no safe pedestrian access.	The site owner is proposing 5 self build (CLT) houses in the field and an open market house for herself at the barn area. Such development could be approved as an exception site rather than being a site proposal in the neighbourhood plan. However, although the site performs fairly well in some respects it is poorly located in relation to local settlements and facilities.
Site 30 Barkingdon	The site is an open field bounded by Devon hedges.	It lies adjacent to existing business uses at Barkingdon Manor.	Although set in the countryside the site is not prominent to view.	Development of the site would be likely to have minimal ecological impact.	Development of the site would have little or no adverse heritage impact.	Access would be the same as that serving existing businesses at Barkingdon.	Although not suited to housing the site is well placed for employment development.

Key	Very poor - 5	Poor - 4	Average - 3	Good - 2	Very good - 1
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TABLE 2: OVERALL ASSESSMENT OF SITES

Site	Suitability	Availability	Viability	Overall performance
Site 1 Fields between Landscope Church and Woolston Green (1.51 ha)	The site performs relatively well but development of the whole site would significantly increase the size of the village. Development of the northern part of the site in particular would alter the form and character of the village, especially in relation to the church. The southern part of the site is better suited to development and could accommodate up to about 12 dwellings.	Understood to be available	Viability unlikely to be an issue	Limited constraints – the southern part of the site is considered more acceptable for development (up to about 12 dwellings)
Site 2 Land behind Live and Let Live pub, Woolston Green (0.8 ha)	The site is well located immediately adjacent to the village, but its development could result in the coalescence of Beara and Woolston Green. Access is highly problematic and development may have adverse impacts on the SAC buffer zone. (Recorded as having “significant constraints” in SHDC SHELAA).	Understood to be available	Viability unlikely to be an issue	Significant constraints. Poor access and visibility and the risk of coalescence make the site less suitable
Site 3 Land at Memory Cross (0.78 ha)	The site is relatively remote, adjoining a small rural cluster of dwellings. Development of the whole site to its full potential would be inappropriate, significantly increasing the size of that cluster. However, development of part of the site for a single dwelling at its eastern end could share the existing access to the bungalow. (Recorded as having “significant constraints” in SHDC SHELAA).	Understood to be available	Viability unlikely to be an issue	Significant constraints. Remoteness and unsafe pedestrian accessibility make the site less suitable
Site 4 Land next to Beara House, Woolston Green (0.21 ha)	The site has been put forward for consideration for a single dwelling only. Poor access to the site and its situation in the SAC buffer zone make it ill suited for development, although a single dwelling would have little impact.	Understood to be available	Viability unlikely to be an issue	Significant constraints. Poor access and the SAC buffer zone make the site less suitable

Key	Very poor - 5	Poor - 4	Average - 3	Good - 2	Very good - 1
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Site	Suitability	Availability	Viability	Overall performance
Site 5 Land next to Penhurst, Sparkwell (0.28 ha)	Suggested for a single dwelling only, but the location of this site, some distance from the nearest villages, makes it ill suited for development. (Recorded as having "significant constraints" in SHDC SHELAA).	Understood to be available	Viability unlikely to be an issue	Significant constraints. Remoteness and unsafe pedestrian accessibility make the site less suitable
Site 6 Goulds, Staverton (see also site 22) (0.06 ha)	Poorly located for local services and not well related to the settlement form, with a long approach drive from the west. Although only a single dwelling is suggested development on this site would result in adverse impact on the SAC and the landscape.	Understood to be available	Viability unlikely to be an issue	Significant constraints. Remoteness, poor access and unsafe pedestrian accessibility make the site less suitable
Site 7 Field beside Westpark Cottages, Staverton (0.40 ha)	The site has been the subject of applications for housing which have been refused and dismissed on appeal. Although it performs fairly well in several respects, access difficulties make it ill suited for development.	Understood to be available	Viability unlikely to be an issue	Significant constraints. Poor access and unsafe pedestrian accessibility make the site less suitable
Site 8 East of Southford Lane, Staverton (2.38 ha)	The site performs well and a good design could enhance the village street. The owner is suggesting that only a part of the site be developed and the northern part is suited for the development of up to 12 or more dwellings.	Understood to be available	Viability unlikely to be an issue	Limited constraints. Acceptable for development (up to 12 or more dwellings)
Site 9 Land beside Mountview Cottage, Staverton (0.53 ha)	The site's location outside the village and with no safe pedestrian access makes it ill suited for development.	Understood to be available	Viability unlikely to be an issue	Significant constraints. Location and unsafe pedestrian accessibility make the site less suitable

Key	Very poor - 5	Poor - 4	Average - 3	Good - 2	Very good - 1
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Site	Suitability	Availability	Viability	Overall performance
Site 10 Newtake Field, Staverton (3.80 ha)	Although the site immediately adjoins Staverton its steep nature and importance to the village setting make it ill suited for development.	Understood to be available	Viability likely to be an issue as a result of the site's topography	Significant constraints. Topography, setting and likely viability issues make the site less suitable
Site 11 Land opposite Thulborns at 1 Dart View, Staverton (0.10 ha)	The site's location beyond the village, within the SAC and with no safe pedestrian access make it ill suited for development.	Understood to be available	Viability unlikely to be an issue	Significant constraints. Location and unsafe pedestrian accessibility make the site less suitable
Site 12 Land between Kingston House and Bow Bridge (10.30 ha)	The site performs very poorly. It is remote from services, difficult to access, has some significance for landscape and ecology, and is partly at risk from flooding. It is not acceptable for development.	Understood to be available	Viability unlikely to be an issue	Very significant constraints. Remoteness, accessibility, landscape, ecology and flood issues make the site unsuitable
Site 13 Tillbrook's Field beside Dodbrook Cottages, Staverton	The site performs fairly well and a good design could enhance the approach to the village. The site could be suited for development of up to 12 or more dwellings.	Understood to be available	Viability unlikely to be an issue	Limited constraints. Acceptable for development (up to 12 or more dwellings)
Site 14 Land beside Live and Let Live pub car park, Woolston Green	The site performs well in some respects, but would create a significant incursion into the countryside surrounding the village and lies within the SAC buffer zone.	Understood to be available	Viability unlikely to be an issue	Significant constraints. Unacceptable extension of village form and the site's location within the SAC make it less suitable

Key	Very poor - 5	Poor - 4	Average - 3	Good - 2	Very good - 1
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Site	Suitability	Availability	Viability	Overall performance
Site 15 Next to Staverton Mill, Staverton	Planning permission for 17,000 sq ft of offices on the site has lapsed. The site is suitable for development but some remediation and flood protection measures are likely to be necessary. The site might accommodate about 8 dwellings (or more if a flattened development) or could suit a mixed use development scheme.	Understood to be available	Viability unlikely to be an issue	Limited constraints. Acceptable for development (about 8 dwellings – more if flattened – or mixed uses)
Site 16 New Lane, Staverton	Although this site performs reasonably well in some respects, its location in the SAC and the access difficulties it faces make it ill suited for development.	Understood to be available	Viability unlikely to be an issue	Significant constraints. Poor access, the SAC and unsafe pedestrian accessibility make the site less suitable
Site 17 Barn at Caddaford	Rural barn. Not assessed.			Not considered in this assessment
Site 18 Field east of lane to Blackler Barton, Woolston Green	Although the site is in close proximity to Woolston Green it is not as well-related to the village as are some other sites, lies within the SAC and would form an incursion into the surrounding countryside.	Understood to be available	Viability unlikely to be an issue	Significant constraints. Poor relationship to village form, impact on the SAC and on local landscape make the site less suitable
Site 19 Field west of lane to Blackler Barton, Woolston Green	Although the site is in close proximity to Woolston Green it is not as well-related to the village as are some other sites, mostly lies within the SAC, and would form an incursion into the surrounding countryside.	Understood to be available	Viability unlikely to be an issue	Significant constraints. Poor relationship to village form, impact on the SAC and on local landscape make the site less suitable
Site 20 Barn at Blackler Barton	Barn conversion. Not assessed.			Not considered in this assessment

Key	Very poor - 5	Poor - 4	Average - 3	Good - 2	Very good - 1
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Site	Suitability	Availability	Viability	Overall performance
Site 21 Land behind Well Cottages	The site has been put forward for consideration for two dwellings. However, even a single dwelling would be unsustainable in this remote location.	Understood to be available	Viability unlikely to be an issue	Significant constraints. Remoteness makes the site less suitable
Site 22 Goulds, Staverton (see also site 6)	The site, suggested for a single dwelling only, does not perform particularly well. It is at the edge of the cluster of development around Staverton Bridge and partly subject to flooding and lies within the SAC.	Understood to be available	Viability unlikely to be an issue	Significant constraints. Location and unsafe pedestrian accessibility make the site less suitable
Site 23 Lower Stretchford	The site is remote and open to public view in the open countryside. It lies within the SAC. There is no safe pedestrian access and residents would be very heavily dependent on the private car. The site's development would be unacceptable.	Understood to be available	Viability unlikely to be an issue	Very significant constraints. Remoteness, landscape impact and the SAC make the site unsuitable
Site 24 Field opposite Weston Cottages	The site is remote and open to public view in the open countryside. Residents would be heavily dependent on the private car and pedestrian access would be unsafe. The site is therefore ill suited for development.	Understood to be available	Viability unlikely to be an issue	Significant constraints. Remoteness and unsafe pedestrian accessibility make the site less suitable
Site 25 Field at Weston House, Staverton	The site performs reasonably well in most respects but it is mostly within the SAC and its development would have an adverse impact on the setting of that part of the village.	Understood to be available	Viability unlikely to be an issue	Significant constraints. Impact on the local setting and poor pedestrian accessibility make the site less suitable
Site 26 Land at The Stables, Landscope	The site performs well and could accommodate a single dwelling with little impact. In order to protect the roadside hedgerow access should be shared with the existing dwelling.	Understood to be available	Viability unlikely to be an issue	Limited constraints. Acceptable for development of a single dwelling
Site 27 Land at Wash	The site is subject of a current planning application for a single dwelling, but this is not a sustainable location because of its remoteness.	Understood to be available	Viability unlikely to be an issue	Significant constraints. Remoteness makes the site less suitable

Key	Very poor - 5	Poor - 4	Average - 3	Good - 2	Very good - 1
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Site	Suitability	Availability	Viability	Overall performance
Site 28 Land adjacent to Beara Farm at Woolston Green SHELAA site SH_50_10_08/13	The site performs well and affords an opportunity to improve highway safety. It could provide for about 15 dwellings. It is sustainably located close to the village, and its development could enable improvement to the safety of the junction with Beara Lane. The site would extend the village to the south and good design would be important. Development may have adverse impacts on the SAC buffer zone. Subject of a current planning application for 14 dwellings to include 7 affordable homes. (Recorded as having "limited constraints" in SHDC SHELAA).	Understood to be available	Viability unlikely to be an issue	Limited constraints. Acceptable for development (up to about 15 dwellings)
Site 29 Land at Hillcroft	The site owner is proposing 5 self build (CLT) houses in the field and an open market house for herself at the barn area. Such development could be approved as an exception site rather than being a site proposal in the neighbourhood plan. However, although the site performs fairly well in some respects it is poorly located in relation to local settlements and facilities.	Understood to be available	Viability unlikely to be an issue	Poor location but could come forward for consideration as an exception site.
Site 30 Barkingdon	Although not suited to housing the site is well placed for employment development.	Understood to be available	Viability unlikely to be an issue	The site is proposed for light industrial and/or business development

Key	Very poor - 5	Poor - 4	Average - 3	Good - 2	Very good - 1
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STAVERTON NP SITE SCORING MATRIX

Group Rank	Site #	Description	Lee Bray Total	Group Total	Nature & topography	Relationship to village and local services	Landscape setting and Impact	Ecological impact	Heritage impact	Access drainage and services	Near existing settlement	Brownfield site	No. of houses recommended by group	Running Total No. of houses
1	8	Land East of Southford Lane, Staverton	20	16	1	1	2	2	2	2	1	5	2	2
2	15	Land Next to Staverton Mill, Staverton	15	17	1	3	2	2	2	4	2	1	8	10
2	5	Land next Penhurst, Sparkwell	24	17	2	2	2	1	1	2	2	5	1	11
2	1	Field between Landscope church and Wolston Green	20	17	2	2	2	2	2	1	1	5	12	23
2	26	Land at the Stables Between Village green and church, Woolston Green	17	17	2	1	2	3	1	2	1	5	1	24
6	13	Land beside Dodbrook Cottages, Staverton	21	18	2	2	2	2	2	2	1	5	5	29
6	28	Land at Beara Farm Wolston Green	18	18	2	1	2	4	1	3	1	4	14	43
6	27	Land at wash behind Wash House	18	18	1	3	2	2	2	2	1	5	1	44
9	2	Land behind Live and Let Live pub	22	20	2	1	2	3	2	4	1	5	2	46
9	3	Land at Memory Cross	24	20	2	2	2	2	2	4	1	5	2	48
9	4	Land next to Beara house, Wolston Green	22	20	2	2	2	2	2	4	1	5	1	49

Very poor - 5	Poor - 4	Average - 3	Good - 2	Very good - 1
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Key

Group Rank	Site #	Description	Lee Bray Total	Group Total	Nature & topography	Relationship to village and local services	Landscape setting and Impact	Ecological impact	Heritage impact	Access drainage and services	Near existing settlement	Brownfield site	No. of houses recommended by group	Running Total No. of houses
9	10	Land at Newtake Field, Staverton	24	20	4	1	2	2	2	3	1	5	0	49
9	14	and beside Live and Let Live Car Park, Wolston Green	21	20	3	2	2	2	2	3	1	5	0	49
14	19	Field West of lane to Blackler Barton, Wolston Green	24	21	2	2	3	2	2	2	3	5	0	49
15	18	Field East of lane to Blackler Barton, Wolston Green	25	22	2	2	3	2	2	3	3	5	0	49
15	25	Field adjacent and East of Playing field	25	22	2	2	3	2	2	3	3	5	0	49
17	7	Field beside Westpark cottages, Staverton	25	24	2	3	2	2	2	5	3	5	2	51
18	21	Land behind Well cottages	26	25	3	4	2	2	2	3	4	5	1	52
18	16	New Lane opp playing field, Staverton	26	25	2	3	2	3	2	5	3	5	3	55
18	24	Field opp Weston Cottages North of A384	28	25	3	5	4	1	2	2	3	5	2	57
21	11	Land at 1, Dart View, Staverton	25	26	3	3	2	4	2	4	3	5	0	57
21	22	Goulds Staverton	25	26	2	3	4	3	2	4	3	5	0	57
23	9	Land beside Mountview Cottage, Staverton	28	28	3	4	3	3	1	4	5	5	0	57

Very poor - 5	Poor - 4	Average - 3	Good - 2	Very good - 1
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Key

Group Rank	Site #	Description	Lee Bray Total	Group Total	Nature & topography	Relationship to village and local services	Landscape setting and Impact	Ecological impact	Heritage impact	Access drainage and services	Near existing settlement	Brownfield site	No. of houses recommended by group	Running Total No. of houses
24	6	Top site west of house Goulds, Staverton	29	29	2	4	3	4	2	4	5	5	0	57
25	23	Land at Lr Stretchford South of A384	32	30	3	5	4	2	2	5	4	5	0	57
26	12	Land between Kingston House and Bow Bridge	32	33	3	5	4	4	3	4	5	5	0	57
	17	Site 17 Barn at Caddaford												
	20	Site 20 Barn at Blackler Barton												

Very poor - 5	Poor - 4	Average - 3	Good - 2	Very good - 1
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Key

10. Summary and next steps

- 10.1 The sites identified for consideration have been assessed against relevant criteria and the results are set out in this document.
- 10.2 Taken all together the sites identified could deliver several hundred new homes, which would clearly be unacceptable. A very much smaller scale of development will be appropriate. The emerging Joint Local Plan defines Staverton and Woolston Green as Sustainable Villages and allocates an indicative level of 20 new houses to each as an appropriate level of growth over the plan period. This is considered to be a more realistic assessment of the scope for change and development in the parish.
- 10.3 The sites assessment has identified scope for sites to deliver the JLP's indicative level of growth, primarily in or adjoining the villages of Staverton and Woolston Green. Up to 59 dwellings or more could be accommodated on the most suitable sites, with possible scope for other sites to also contribute. Development at this scale is significantly higher than that identified as appropriate in the JLP and it is recommended that only the most sustainable sites necessary to meet the JLP's provisions ought to be included in the plan. A site suitable for employment use is also identified.
- 10.4 The final choice of sites for inclusion in the Staverton Neighbourhood Plan will be guided by this assessment alongside consideration of local views, priority needs and circumstances (see para 8.1).

Appendix 2 - Evidence paper to support the approach taken to making development site proposals

January 2022

1. Introduction

- 1.1 This paper accompanies the Staverton Neighbourhood Plan. It aims to explain the considerations that guided the choice of development sites proposed in the plan and why the approach should be supported.
- 1.2 It should be read alongside other evidence, in particular the Housing Needs Survey and Sites Assessment.

2. The plan process

- 2.1 The neighbourhood plan process began in Staverton in September 2016 with approval of the principle by South Hams District Council and the formation of a neighbourhood plan steering group to guide the process locally. Surveys and consultations were carried out during 2017-18 as the plan began to take shape. In particular, a community questionnaire survey was undertaken in early autumn 2017. Further community consultation took place in January 2017 and May 2018. A Housing Needs Survey was carried out in 2019 and an initial Sites Assessment in 2019-20. That assessment has been updated from time to time as additional sites have come forward for consideration.
- 2.2 An initial draft of the plan was prepared and made available for comment in September 2020. At that stage the plan did not specify a choice of development sites, but the steering group's preferred choice was made available for comment.
- 2.3 The Steering Group's vision for the plan is:

“A vibrant, resilient and sustainable community that enables all generations to flourish in work and leisure, committed to conserving and enhancing the special qualities of the natural environment of the parish and to becoming net zero carbon by or before 2030”.

3. Local context

- 3.1 Staverton parish lies on the north bank of the River Dart in south Devon, about 3 miles upstream from Totnes. Although the busy A38 trunk road and A384 pass along its western and southern boundaries, with Ashburton, Buckfastleigh and Totnes nearby, it is a deeply rural parish. Spread over some 2,100 hectares largely on the fertile south facing slopes of the Dart valley, at the time of the 2011 Census the parish was home to 717 people.
- 3.2 The parish name derives from a reference to “*a village by a stony ford*”. In the fifteenth century a substantial bridge was built about 1km upstream from the ford. That same medieval bridge survives today and is one of the finest in Devon. It still provides entrance from the south to the parish and to Staverton village. The parish also includes the village of Woolston Green/Landscope on higher ground to the north-west.
- 3.3 The parish community is active and diverse. There are three pubs, two churches, a primary school, a prep school and a scatter of varied businesses including the well-known Riverford Organics. Local interest groups and activities flourish and people feel a keen sense of pride in the parish, wanting to preserve and maintain the best of its distinctive characteristics.
- 3.4 In response to the community consultations carried out there was a preference expressed for developments to be small scale and in character with their setting. There was also support for the provision of affordable housing to meet local needs.

4. Planning context

- 4.1 The neighbourhood plan must conform to national and local strategic planning policies and guidance. In particular, it must comply with the strategic requirements of the Plymouth and South West Devon Joint Local Plan (the JLP).
- 4.2 **Policy TTV25 of the JLP** requires that neighbourhood plans provide for development in sustainable villages. A list of villages which are considered to be sustainable is set out, and includes Staverton and Woolston Green.
- 4.3 The JLP also includes a table setting out indicative levels of housing provision for each sustainable village during the plan period. Three possible levels of housing provision are given: ‘around 10 dwellings’, ‘around 20 dwellings’ and ‘around 30 dwellings’. The general and approximate nature of these indicative figures shows that they are no more than estimates. The JLP confirms this (at para 5.164) where it states: “*The figures should be interpreted locally, applying constraints and opportunities. It is therefore understood that some neighbourhood plans may deliver more or less than indicated where justified by the appropriate level of evidence.*”
- 4.4 The JLP’s indicative housing figures for Staverton and Woolston Green are 20 dwellings for each village. This paper explains the rationale behind the neighbourhood plan’s approach to meeting those figures, why it has been a challenging process and why the plan does not exactly meet the 20 dwellings indicative figure in either village. It should be read alongside the Sites Assessment, which gives greater detail on a site by site basis.

5. Settlement pattern

- 5.1 The form and pattern of settlement in Staverton parish has developed in response to local circumstances over the centuries and displays some distinct local characteristics. Neither of the two villages has a single clear centre; the built fabric of each is somewhat dispersed.
- 5.2 The underlying pattern of settlement is derived from agricultural activities, with cider-making being one of the mainstays of the local economy. Historically a large number of orchards were dotted across the parish and a number of these still survive. The prevalence of cider-making resulted in a dispersed pattern of farmsteads with some clustered close to one another. Then, in the nineteenth century, the pattern of settlement was altered by significant quarrying activity in the north of the parish and the advent of the railway renewed a focus on the valley of the River Dart.
- 5.3 As mentioned above, **Staverton** takes its name from the original stony ford of the river. Some of the earliest settlement in the parish was located close to that ford. The growth of Staverton village later focussed around the church of St Paul de Leon, established in the tenth and significantly expanded in the fourteenth century, then in the vicinity of the bridge in the late eighteenth century Staverton Mill was constructed as a corn mill to serve the local farming community. This was followed in the latter part of the nineteenth century by the railway, with Staverton Station also located close to the bridge.
- 5.4 The principal centre of Staverton village is around the church and nearby pub, with a secondary centre around the bridge and the station. These two centres lie about half a mile from one another and are connected by road and riverside path, the former abutted by a series of dwellings which cluster in groups along its length. The village recreation field lies about midway between the church and the bridge. The older settlement around the church and pub is the heart of the village where most new development should be located and the plan accordingly identifies a settlement boundary there.
- 5.5 **Woolston Green/Landscope** was just a small hamlet until the mid-nineteenth century when the slate quarry at nearby Penn Recca expanded rapidly in response to a growing demand. At the height of the quarrying activity about 400 people lived in the vicinity. New developments sprang up to cater for the growing community and in 1849-50 the church of St Matthew was built, quickly followed by the village school in 1855.
- 5.6 Over a mile of tunnels to a depth of 400 ft were created at Penn Recca, but by the late nineteenth century closure of the mine was forced by the availability of Welsh slate which was cheaper and of better quality. Intensive quarrying activity had lasted for only about fifty years, but it had made its mark on the locality and Landscope had become a village community with its own church, school and other facilities.
- 5.7 Little evidence of the quarry at Penn Recca remains to be seen above ground today, but Landscope retains its church and school, lying alongside one another at the heart of several scattered groups of buildings. The most significant clusters are around the church and school, at Woolston Green, scarcely a field's length away and supporting a pub and a playground, and Memory Cross, a short distance to the south east.
- 5.8 Thus, Landscope has three main centres of activity, around the church and school, around the pub and playground at Woolston Green and at Memory Cross. It is considered that the church, school and pub mark the heart of the village and the plan identifies a settlement boundary in their vicinity. Memory Cross is also considered to be a sustainable cluster with some scope for development. A settlement boundary is accordingly allocated there.

6. A sustained pattern of development

- 6.1 In order to secure the most sustainable future for Staverton parish the plan aims to respect and reinforce the historic pattern of settlement. This will both maintain the character of the villages and conserve their landscape settings. Most development at Staverton should take place around the ancient village heart, and at Landscope the focus should be close to the church, school and pub with some development also taking place at Memory Cross.
- 6.2 During the plan period, however, restrictive covenants severely limit the number of sites being put forward for development, particularly in Staverton. Those covenants generally expire towards the very end of the plan period, meaning that a choice of suitable sites will become available for development in future, but the covenants severely limit scope and viability meanwhile. It is considered that in order to safeguard the character of the village and the historic pattern of settlement it will be better to propose no sites for development in Staverton during the plan period and to address local housing need, especially for affordable homes, through exception site policy.
- 6.3 It is considered that this approach presently represents the most appropriate and sustainable approach to accommodating new development in the parish. A future review of the plan should enable further sites to be brought forward in Staverton as restrictive covenants expire.

7. Local housing need

- 7.1 As set out above, the JLP identifies Staverton and Woolston Green as sustainable villages which are expected to contribute towards meeting housing need in the South Hams. The JLP's indicative housing figure for each village is 20 dwellings during the plan period
- 7.2 The **Housing Needs Survey** carried out in 2019 showed 19 households in the parish in need of affordable homes. An earlier survey (in 2009) showed a figure of 17, which suggests that the level of housing need remains broadly consistent. The plan aims to identify and propose sites which will contribute towards meeting local housing need.
- 7.3 **JLP policy DEV8** provides that only developments of 11 or more dwellings are required to provide affordable homes as part of the scheme, with a policy target of at least 30%. To provide 19 affordable dwellings on sites proposed in the plan would therefore probably require that at least 64 dwellings be proposed on sites of at least 11 dwellings each. This would not fit the local preference for affordable homes on small sites and would represent an unsuitable and unsustainable rate of growth in the parish. In any case, a variety of constraints (particularly local covenants which apply to most undeveloped land in the parish) combine to limit the number of sites available.
- 7.4 It follows that only a few affordable homes which will be able to be brought forward as part of housing site proposals in the plan. Support is therefore given to suitable exception sites, as provided for in **JLP policy TTV27**. The plan specifically identifies some of these in the hope that willing landowners will be encouraged to make those sites available.

8. The Site Choices

- 8.1 The **Sites Assessment** has provided a baseline to help the steering group make informed decisions about which sites to promote. The **Housing Needs Survey** has confirmed that there is a need to make provision for affordable homes in the parish and this factor is also significant in guiding the choice of sites.
- 8.2 Local conditions have also been taken into account, and particularly the existence of restrictive covenants referred to in para 23 above, which severely limit the scope for development in Staverton. Those covenants were put in place by the Church Commissioners since the church originally owned most of the land surrounding the village. The covenants will generally expire towards the very end of the plan period, but severely limit scope and viability in Staverton meanwhile. The plan therefore promotes proposals to provide affordable housing for local people at Woolston Green/Landscope and makes policy provision for exception sites including on single dwelling plots across the parish.
- 8.3 In **Staverton** possible sites are mostly affected by restrictive covenants (see below) or are otherwise unsuitable. Site 15 adjacent to Staverton Mill, for example, is not close to the village centre, lies within the flood zone, has poor access and parking and could deliver few affordable homes because of viability issues. Towards the end of the plan period, as the time approaches when the restrictive covenants will expire, it is anticipated that suitable sites will be able to come forward. Meanwhile the development of affordable homes on exception sites will be welcomed.
- 8.4 In **Woolston Green/Landscope** there is a greater number of suitable sites available, although the situation has been complicated by the granting of planning permission for housing on a site at the south-eastern edge of Woolston Green in advance of the neighbourhood plan. That site (site 28) provides for 14 dwellings including 5 affordable homes and is affirmed by the plan. Also proposed in the plan is a site which lies between Woolston Green and St Matthew's Church (site 1) which is proposed for partial development with 6 dwellings (with an affordable housing contribution).

9. Restrictive Covenants

- 9.1 All the land immediately surrounding Staverton village was owned by the Church of England until the Church Commissioners started to sell off parcels of it in the 1970's (after heavy losses in the stock market crash).
- 9.2 All the land north of the main road running east - west through the village was sold in the late 1970's, and it is understood that the sale terms included a perpetual restrictive covenant against development.
- 9.3 The fields immediately to the east of the village (behind Moor Road and opposite the church) and the field adjacent to the west side of Nelson House and Nelson Coach House were sold off much more recently in 2014 with a time limited restrictive covenant terminating in 2034.
- 9.4 Although these covenants can be bought off at the discretion of the Church Commissioners, the historical overage rate is 30% of the uplift in value. It can be assumed that the current overage rate is likely to be the same. That is clearly a major hit to the profitability of the land for the owner and a major disincentive to put it forward for development.

- 9.5 The situation with the land north of the main road clearly will not change and any landowner wishing to develop there would have to swallow the charge associated with the covenant. But the situation is very different for the fields to the east and west of the village. These are both immediately adjacent to the village development boundary, are suitable sites for future development and may well become available when the covenants expire. Both the landowners have said they may put the land forward for development when the covenants expire, but that takes the availability of this land to just beyond the plan period.
- 9.6 For these reasons land around Staverton has not been put forward by the landowners within the timescale of the plan. However the steering group believes that the fields to the east and west of the village are suitable sites for the further development of the village and the correct strategic plan for the future of the village is to wait until they become available.

10. Summary

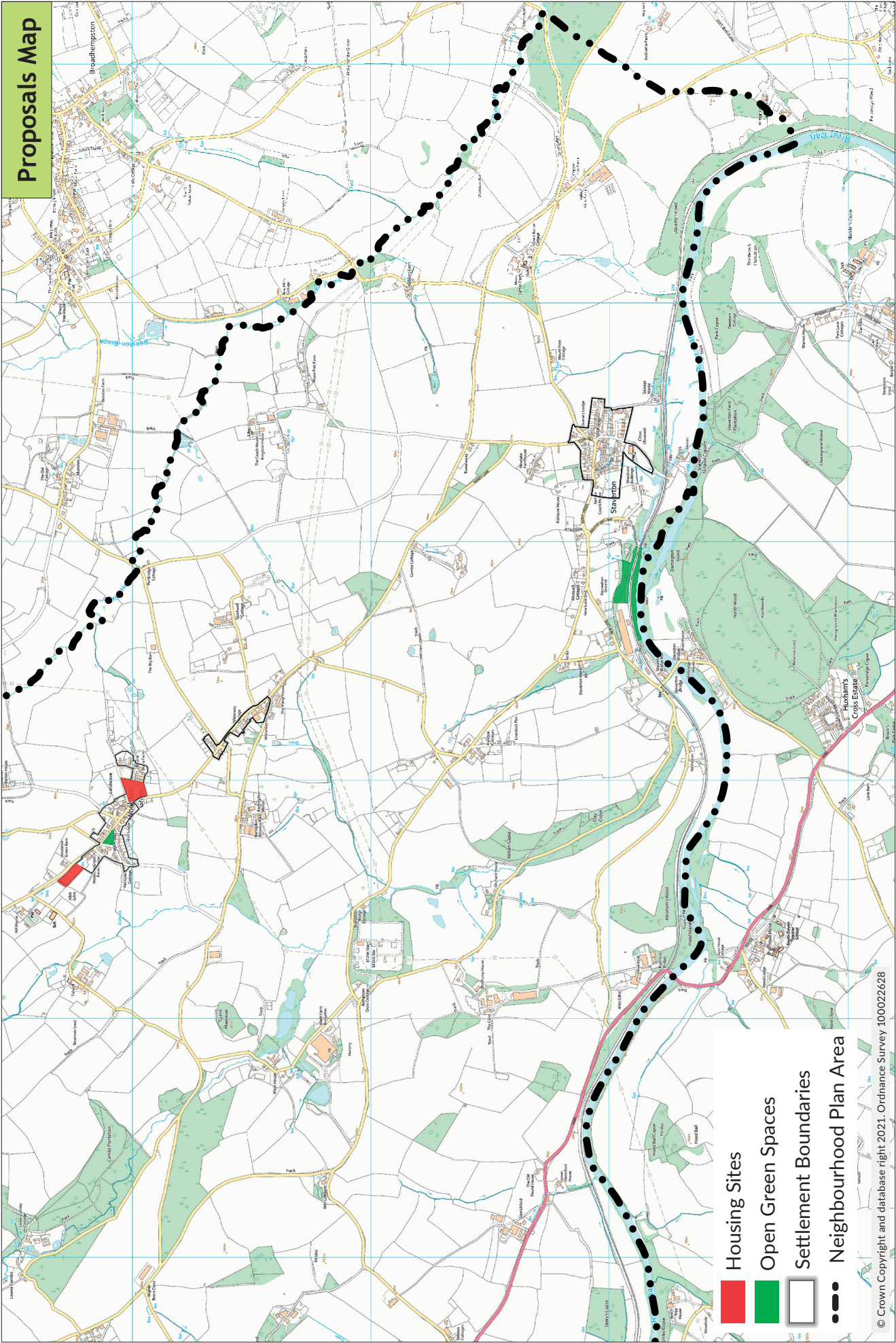
- 10.1 The rationale behind the choice of development sites aims to sustain the historic pattern of settlement in Staverton parish and to enable the communities of Staverton and Woolston Green/Landscope to continue to flourish as sustainable villages. The proposed sites represent the most suitable choice of sites currently available. Together the sites should deliver 20 dwellings including 5 affordable homes.
- 10.2 The site assessment work originally carried out by the neighbourhood plan group, including a number of potential exception sites, could have delivered the JLP guideline figure of 40 homes across the parish, including the identified number of affordable homes to meet local need. However, JLP policy does not provide for all those sites to be brought forward.
- 10.3 The plan recognises that towards the end of the plan period, in a review of the plan as restrictive covenants near expiry, it will be appropriate to seek to bring forward additional sites, particularly in Staverton village. Meanwhile it provides for the unmet need for affordable homes to be addressed through the advancement of exception sites, including on single dwelling plots.

Appendix 3 - List of listed buildings from Historic England

Title and Location	Heritage Category	Grade	Link
1-8 STAVERTON MILL, Staverton, South Hams, Devon	Listing	II	https://HistoricEngland.org.uk/listing/the-list/list-entry/1308562
STAVERTON BRIDGE, Staverton, South Hams, Devon	Listing	I	https://HistoricEngland.org.uk/listing/the-list/list-entry/1324955
RIVERFORD BRIDGE, Rattery, STAVERTON GENERAL, South Hams, Devon	Listing	II	https://HistoricEngland.org.uk/listing/the-list/list-entry/1308578
GATE PIERS AND WALL ADJOINING SOUTH WEST OF PRIDHAMSLEIGH MANOR, Staverton, South Hams, Devon	Listing	II	https://HistoricEngland.org.uk/listing/the-list/list-entry/1108527
WOOLSTON HOUSE AND POST OFFICE, Staverton, WOOLSTON GREEN, South Hams, Devon	Listing	II	https://HistoricEngland.org.uk/listing/the-list/list-entry/1324912
BARN AND SHIPPEN IMMEDIATELY NORTH EAST OF PRIDHAMSLEIGH MANOR, Staverton, South Hams, Devon	Listing	II	https://HistoricEngland.org.uk/listing/the-list/list-entry/1249346
RIVERFORD FARM HOUSE, Staverton, South Hams, Devon	Listing	II	https://HistoricEngland.org.uk/listing/the-list/list-entry/1108529
GATE PIERS GATES AND CHURCHYARD WALL IMMEDIATELY EAST OF ST PAUL, Staverton, South Hams, Devon	Listing	II	https://HistoricEngland.org.uk/listing/the-list/list-entry/1147322
BARN AND SHIPPEN IMMEDIATELY NORTH OF PRIDHAMSLEIGH MANOR, Staverton, South Hams, Devon	Listing	II	https://HistoricEngland.org.uk/listing/the-list/list-entry/1147346
SOUTHFORD SOUTHFORD LANE, Staverton, South Hams, Devon	Listing	II	https://HistoricEngland.org.uk/listing/the-list/list-entry/1108489
STABLES IMMEDIATELY NORTH WEST OF KINGSTON HOUSE, Staverton, South Hams, Devon	Listing	II	https://HistoricEngland.org.uk/listing/the-list/list-entry/1108526
LYCH GATE TO SOUTH EAST OF ST MATTHEW CHURCH, Staverton, LANDSCOVE, South Hams, Devon	Listing	II	https://HistoricEngland.org.uk/listing/the-list/list-entry/1147432

Title and Location	Heritage Category	Grade	Link
DOVECOTE APPROXIMATELY 100 METRES NORTH WEST OF PRIDHAMSLEIGH MANOR, Staverton, South Hams, Devon	Listing	II*	https://HistoricEngland.org.uk/listing/the-list/list-entry/1108528
GARDEN WALLS TO WEST AND SOUTH WEST OF KINGSTON HOUSE, Staverton, South Hams, Devon	Listing	II	https://HistoricEngland.org.uk/listing/the-list/list-entry/1147327
TIDWELL FARMHOUSE, Staverton LANDSCOVE, South Hams, Devon	Listing	II	https://HistoricEngland.org.uk/listing/the-list/list-entry/1147410
THE VICARAGE SOUTHFORD LANE, Staverton, South Hams, Devon	Listing	II	https://HistoricEngland.org.uk/listing/the-list/list-entry/1324911
ABHAM COTTAGE, Staverton, ABHAM, South Hams, Devon	Listing	II	https://HistoricEngland.org.uk/listing/the-list/list-entry/1108531
SPARKWELL, Staverton, South Hams, Devon	Listing	II	https://HistoricEngland.org.uk/listing/the-list/list-entry/1108530
BEARA FARMHOUSE, Staverton, WOOLSTON GREEN, South Hams, Devon	Listing	II	https://HistoricEngland.org.uk/listing/the-list/list-entry/1324913
BOUNDARY WALL AND GATE PIERS AND MOUNTING BLOCK IMMEDIATELY EAST OF THE VICARAGE AND NORTH OF VICARAGE GARDEN SOUTHFORD LANE, Staverton, South Hams, Devon	Listing	II	https://HistoricEngland.org.uk/listing/the-list/list-entry/1108490
CHURCH OF ST PAUL, Staverton, South Hams, Devon	Listing	I	https://HistoricEngland.org.uk/listing/the-list/list-entry/1108524
FARM BUILDINGS ADJOINING SOUTH WEST OF TIDWELL FARMHOUSE, Staverton, LANDSCOVE, South Hams, Devon	Listing	II	https://HistoricEngland.org.uk/listing/the-list/list-entry/1324891
BLACKLER, Staverton, WOOLSTON GREEN, South Hams, Devon	Listing	II	https://HistoricEngland.org.uk/listing/the-list/list-entry/1108492
LINHAY AT APPROXIMATELY 100 METRES NORTH OF KINGSTON HOUSE, Staverton, South Hams, Devon	Listing	II	https://HistoricEngland.org.uk/listing/the-list/list-entry/1108507
CHURCH OF ST MATTHEW, Staverton, LANDSCOVE, South Hams, Devon	Listing	II*	https://HistoricEngland.org.uk/listing/the-list/list-entry/1108532
HILL HOUSE, Staverton, LANDSCOVE, South Hams, Devon	Listing	II	https://HistoricEngland.org.uk/listing/the-list/list-entry/1108533

Title and Location	Heritage Category	Grade	Link
WOODEND FARMHOUSE, Staverton, South Hams, Devon	Listing	II*	https://HistoricEngland.org.uk/listing/the-list/list-entry/1308548
PRIDHAMSLEIGH MANOR FARM HOUSE, ASHBURTON, NEWTON ABBOT, TQ13 7JJ, Staverton, South Hams, Devon	Listing	II*	https://HistoricEngland.org.uk/listing/the-list/list-entry/1147332
KINGSTON HOUSE, Staverton, South Hams, Devon	Listing	II*	https://HistoricEngland.org.uk/listing/the-list/list-entry/1108525
WOOLSTON GREEN FARMHOUSE, Staverton, WOOLSTON GREEN, South Hams, Devon	Listing	II*	https://HistoricEngland.org.uk/listing/the-list/list-entry/1108491





Prepared by Staverton Neighbourhood Plan Group
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for Staverton Parish Council
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